

# APRIL 2016

## Land Use in Hunter Mill District

Information on all residential and commercial properties can be accessed through the Department of Tax Administration's [Real Estate Assessment Information Site](#). You can search a property by address or tax map reference numbers. In the applications below, tax map reference numbers are in [brackets]. Addresses have also been included where available.

### New Applications

**Comstock Reston Station Holding, LC** has filed a Proffer Condition Amendment, Conceptual and Final Development Plan [Tax Map Parcel 17-4((24)) Parcel 3 and 17-4(1)) Parcel 17A] to increase the overall maximum density of Reston Station from 2.5 Floor Area Ratio (FAR) to 3.5. The Application is also seeking an increase in the maximum building height of three of the eight buildings (Buildings 6, 7 and 8 from 140 feet to 240 feet).

**JBG/1831 Wiehle LLC** filed a rezoning application to rezone 1831 Wiehle Avenue [Tax Map 17-4 ((18))1B] from the I-4 Industrial District Medium Intensity to the Planned Residential Mixed-Use (PRM) district to develop a mixed-use, transit oriented development in the Wiehle-Reston East Transit station area. The rezoning proposes 504 multi-family residential units and up to 61,000 square feet of complementary retail uses. The application also includes a conceptual and final development plan depicting the layout of the residential and retail uses for the property.

**The Floris Conservatory for Fine Arts – A Scimores Academy** has filed a Rezoning (R1 to R-2 (and Category 3 Special Exception for 2625/2633 Centreville Road and 2703/2705 West Ox Road – [Tax Map 25-1 ((1)) Parcels 16, 21, and 20, 927 square feet of Tax Map 25-1 ((1)) Parcel 19.] The Applicant is proposing a fine arts private school of special education (the “Conservatory”) for youth from age four (4) through eighteen (18) along with ancillary historic resource and open space.

### Applications Accepted

**One Reston Co. LLC and Two Reston Co. LLC** have filed a rezoning to rezone the property located at Tax Map 17-3 ((8)) Parcels 1B and 1A1 from I-4 to Planned Development Commercial. The Property is currently developed with two (2) existing six-story office buildings totaling approximately 388,000 square feet and above-grade parking structure surface parking lot and two wet stormwater management ponds. The Property currently has approval for an additional 1.1 million square feet of development for three (3) new office buildings. The new proposal is to develop 3.88 million square feet of development for a total of 2.45 to include Transit Oriented Mixed-Use Development consisting of mid / high-rise residential buildings with potential hotel rooms and amenities, commercial buildings and ground floor retail. **The Planning Commission public hearing has not been scheduled.**

**Linden Development Partners , LLC** has filed a Rezoning/Final Development Plan - RZ/FDP 2016-HM-004 to rezone the property located at Tax Map 17-4 ((13)) Parcels 1, 2, and 2A from Industrial 4(I-4) to Planned Residential Mixed Use (PRM). The Applicant proposes several development options: 1) residential/office mixed use development including two residential buildings with approximately 400 units and an office building with approximately 195,059 square feet of GFA; 2) the office building would be eliminated and approximately 312 additional residential units would be provided among the two buildings or in a third building. In each option, the Applicant request the ability to provide independent or assisted living units. **The Planning Commission public hearing has not been scheduled.**

### Applications Scheduled

**2222 Colts Neck Road LLC** has filed a Development Plan Amendment (DPA A-936-05), a Proffered Condition Amendment (PCA A-936-03), and a Planned Residential Community Plan Amendment (PRCA A-936) for [Tax Map 26-1 ((13)) Parcel 1] to revised the approval of 210 independent living units to allow for 119 of the approved independent living units to be replaced with an assisted living facility and to make minor amendments to the currently approved project. **On February 17, 2016, the Planning Commission voted to recommend approval of this application. The Board of Supervisors public hearing has been deferred until April 26, 2016, at 2:30 p.m.**

**Chick-fil-a, Inc.** has filed a Planned Residential Community plan (PRC 86-C-023-02) to redevelop property previously occupied by Burger King, located at 1490 North Point Village Center, Reston [Tax Map 11-4 ((12)) 1B]. The Application seeks to demolish the existing building and construct a proposed 4,700 square foot Chick-fil-A fast food restaurant with a drive-through. **On March 16, 2016, the Planning Commission voted to recommend approval of this application. The Board of Supervisors public hearing is scheduled for Tuesday, April 26, 2016 at 3:30 p.m.**

**Christopher W. Warner and Mary J. Warner** have filed rezoning application (RZ 2015-HM-010) located 9717 Clarks Crossing Road, Vienna [Tax Map 28-3 ((1)), Parcel 46 to rezone from R-1 to R-3, to build two (2) single-family homes, with one existing house to remain. Also requests a reduction of the minimum lot width requirement. **On March 16, 2016, the Planning Commission voted to recommend approval of this application. The Board of Supervisors public hearing is scheduled for Tuesday, April 26, 2016 at 3:30 p.m.**

**Pulte Homes** has filed rezoning application (RZ 2015-HM-005) for 1825 Michael Faraday Drive, Reston [Tax Map 18-3 ((06)) Parcel 5] to rezone from an Industrial District I-4 to a Residential District R-30 on 1.58 acres. The proposed redevelopment will replace a single-story office building with 42 stacked townhouses. **The Planning Commission public hearing is scheduled for Thursday, June 16, 2016, at 8:15 p.m.**

**Bozzuto Development Company, Inc.** has submitted a Proffer Condition Amendment (PCA 86-C-023), Development Plan Amendment (DPA 86-C-023) and Planned Residential Community Amendment Plan (PRCA 86-C-023) for the proposed redevelopment of St. John's Wood apartments to convert 250 multi-family garden apartments in nine-three story buildings to 625 new apartments and thirty-four townhomes. The property is located at 11500 Olde Tiverton Circle, Reston [Tax Map 11-4 ((1)) Parcel 12]. **The Planning Commission public hearing is currently scheduled for Thursday, June 23, 2016 at 8:15 p.m.**

**Reston Town Center Property LLC** has filed a Comprehensive Signage Plan Amendment (CSPA 85-C-088) to amend the existing CSP for the Reston Town Center Urban Core as follows: specific signage for residential uses, permit accurate documentation of installed and future signage, installed signs are in conformance with the CSP Amendment, and facilitate the determination of permissible signage for specific buildings and tenant spaces. **The Planning Commission public hearing is scheduled for Thursday, April 14, 2016, at 8:15 p.m.**

**Tysons West Residential, L.L.C.** has filed a Comprehensive Sign Plan (CSP 2011-HM-032) for Tysons West Phase II – [Tax Maps 29-3 ((34)) Parcels A, B, C, 1,2,3, 4,5, and 6] to incorporate signage previously approved under SE 2012-HM-006 (Phase I) and proposed signage related to Building C and multiple park spaces (Phase II). The signage is to establish identity for the new transit oriented residential community. **The Planning Commission public hearing is scheduled for Wednesday, May 4, 2016, 8:15 p.m.**

**Sekas Homes, LTD** has submitted a Rezoning and Final Development Plan application, RZ/FDP2015-HM-012, concurrent with Development Plan Amendment DPA HM-117, for property located at 11690 Sunrise Valley Drive, [Tax Map 17-4 ((14)) Parcels 1b1 and 2]. The application seeks to rezone from Industrial District I-5, Planned Residential Community and Residential Estate to the Planned Development Housing-12 (PDH-12) to construct 37 urban-style single family attached dwelling units with associated parking and recreational amenities. The existing office building and surface parking will be removed. Access will be provided via a single full movement access point off of Roland Clarke Place and the development will be served by private streets and alleyways. **The Planning Commission public hearing is scheduled for Thursday, May 5, 2016 at 8:15 p.m.**

**Akridge and RTC Partnership, LLC.** have jointly filed a Planned Residential Community Plan Amendment (PRCA 77-C-076) for design modification at 1760 Reston Parkway, [Tax Map 17-1-((1)) Parcel 2C]. The design modifications focus on building entry and pedestrian plaza, pedestrian plaza landscaping, redesign of the rooftop terraces, addition of two new private terraces, and an increase in parking spaces and garage height. There is no change to the approved gross floor area of the building or the approved land uses. **The Planning Commission public hearing is scheduled for Wednesday, May 18, 2016 and the Board of Supervisors public hearing is scheduled for Thursday, June 7, 2016 at 3:30 p.m.**

**Tall Oaks Development Company LLC** has filed a Planned Residential Community plan (PRC C-020) to redevelop the property [Tax Map 18-1 ((5)) Parcel 8A1] to redevelop with a mix of residential and retail uses. The proposed redevelopment will consist of 70 condo flats, located in two multifamily buildings with garage parking underneath each building; 42 two-over-two multifamily units with a combination of garage and street parking; 44 single family attached dwelling units; and 7,000 square feet of community-serving retail sales. **The Planning Commission public hearing is scheduled for Thursday, June 23, 2016 at 8:15 p.m.**

**Wiehle Station Ventures LLC** has filed a rezoning (Planned Residential Mixed – Final Development Plan (RZ 2015-HM-013), concurrent with Special Exception Amendment (SEA 94-H-049-2) [Tax Map 17-4 ((12)) Parcel 11B and 11D9 part and 17-4 ((33)) Parcel C] to permit infill development of multifamily residential uses near the Wiehle-Reston East Metro Station. The proposed development will replace an existing surface parking lot with 260 dwelling units. The existing office condo building will also be

rezoned PRM as a secondary use to the new residential use. A portion of the property (approximately 1.99 acres) will remain Industrial District I-3 and provide parking for the condo office building. The special exception is to permit commercial off-street parking to serve the office application condo building. **The Planning Commission public hearing is scheduled for Wednesday, June 15, 2016 at 8:15 p.m.**

**RP 11720, LLC.** has filed a Proffer Condition Amendment (PCA B-846-03) concurrent with a Planned Residential Community Plan (PRC B-846-04 to amend the existing development plan (DP-117) in order to construct 49 Urban-Style single family attached dwelling units. The property is located at 11720 Sunrise Valley Drive, [Tax Map 17-4 ((14)) Parcel 1A]. The PRC Plan and Proffered Condition Amendment are to add proffers to the property. The existing building and surface parking will be removed. **The Planning Commission public hearing is scheduled for Thursday, June 23, 2016 at 8:15 p.m.**

**General Dynamics Corporation** has filed Conceptual Development Plan Amendment (CDPA 86-C-054) Final Development Plan Amendment (FDPA 86-C-054-02-01) and Proffer Condition Amendment (PCA 86-C-054-02) to permit construct of a new headquarters building at 11011 Sunset Hills Road, Reston - Tax Map 18-3 ((1)) 11-B1. The proposed development will replace the previous approval of three (3) office buildings (up to 357,694 square feet) and extensive surface parking with a single office building of five (5) stories (190,000 square feet), with an option for future expansion. **The Planning Commission public hearing is scheduled for July 14, 2016. The Board of Supervisors public hearing is scheduled for Thursday, July 26, 2016 at 3:30 p.m.**

**CESC Commerce Executive Park, L.L.C.** has a rezoning/final development plan (RZ/FDP 2015-HM-011), concurrent with special exception amendment (SEA 94-H-049), for 1850 Centennial Park Drive, 11400 Commerce Park Drive, and 11440 Commerce Park Drive [Tax Map 17-4 ((12)) – Parcels 11D4, 11D5 and 11D7] to rezone from Industrial District I-3 (light industrial) to Planned Development Commercial (PDC) to permit the development of approximately 500 new dwelling units, a hotel with approximately 175 rooms, a new trophy office building of approximately 400,000 square feet, and complementary retail/active uses integrated into the ground floor to enrich the pedestrian experience. Two existing office buildings will be retained (totaling 356,496 square feet). The Application also includes an option to convert the proposed hotel to multifamily residential, and the proposed new office building to multifamily residential and/or hotel. **The Planning Commission public hearing is scheduled for Thursday, September 15, 2016, at 8:15 p.m.**

**1831 Michael Faraday LLC** have filed a Rezoning/Final Development Plan - RZ/FDP 2016-HM-005 to rezone the property located at 1831 Michael Faraday Drive, Tax Map 18-3 ((6)) Parcel 6 from Industrial 4 to Planned Residential Mixed-Use to construct approximately 230 multi-family units and 13 townhouses, at up to 1.5 FAR. The development will consist of approximately 251,000 square feet of gross floor area, with the potential option to convert 10,000 square feet of residential gross floor area to ground floor retail use. **The Planning Commission public hearing is scheduled for Wednesday, October 26, 2016 at 8:15 p.m.**

## Applications Approved

**George Family Property Development LLC** has filed a Rezoning Application and Final Development Plan (RZ/FDP 2014-HM-024) for 9001 & 9005 Winding Creek Lane, 1620 & 1630 Crim Dell Lane, and 8915 Higdon Drive, Vienna [Tax Map 28-4 ((1)) Parcels 19, 19A, 21, 21B, 25, 25A and 25C]. The Applicant proposes to rezone from R-1 and R-C to PDH-2 for the development of eighteen new single family detached homes with the retention of three (3) existing homes. The proposed density for the project is 1.10 dwelling units per acre. On December 10, 2015, the Planning Commission voted unanimously to recommend approval of this application. On March 15, 2016, **the Board of Supervisors approved this application.**

## Not Scheduled

**Woodland Park Parcel I, L.P.** has filed Proffer Condition Amendment (PCA 2000-HM-044-02), Conceptual Development Plan Amendment (CDPA 2000-HM-044) and Final Development Plan Amendment (FDPA 2000-HM-044-02, concurrent with PCA 2003-HM-046-03, CDPA 2003-HM-046 and FDPA 2003-HM-046 at Tax Map 16-4 ((1)) 45 part and 46 part, (portion undeveloped) to a transit-related residential mixed use community. The proposed Transit Oriented Development will include 58 single family attached homes in Block A; 88 two-over-two multi-family units; 180 multi-family units in a five story building in block C; 375 units in a five story structure in Block D; and three development options for Block E for office, hotel and retail. **The Planning Commission public hearing has not been scheduled.**

**CARS-DB1, LLC** has filed two Rezoning applications (RZ 2011-HM-012 and RZ 2011-HM-012) for a proposed transit oriented development called Dominion Square near the Spring Hill Metro Station. The properties are located at 1580, 1586, and 1592 Spring

Hill Road [Tax Map 29-3 ((1)) Parcels 2C1, 2C2, 2D, 3, and part 5], and also located at 8525 Leesburg Pike [Tax Map 29-3 ((1)) 3B and part 5]. The applications seek to rezone the property from the Regional Retail (C-7), Highway Corridor Overlay (HC) and Sign Control Overlay (SC) Districts to Planned Tysons Corner (PTC), HC and SC Districts. The rezoning applications propose to redevelop multiple car dealerships into a vibrant, transit oriented mixed-use neighborhood with office, hotel, retail, and residential uses. Included in the development will be five (5) office buildings, six (6) residential buildings, a hotel, ground floor retail uses, and a large public park/facility near the stream valley area to the south. The low-rise retail structures and multiple surface parking lots will be replaced with high-rise buildings and structured parking. **The Planning Commission hearing has not been scheduled.**

**1587 Springhill Holdings, Inc.** [Tax Map 029-3 ((1)) 2G], has filed a rezoning and Conceptual Development Plan (CDP) application to rezone the property from Regional Retail (C-7), Highway Corridor Overlay (HC) and Sign Control Overlay (SC) Districts to Planned Tysons Corner (PTC), HC and SC Districts (RZ 2011-HM-027). The property is currently developed with a motel and restaurant that were constructed in 1982. The proposed mixed-use development is near the Spring Hill Metro Station and will consist of either two residential buildings and one office building or three residential buildings, with ground floor retail uses located along Spring Hill Road. **The Planning Commission public hearing has not been scheduled.**

**Virginia Electric and Power Company, d/b/a Dominion Power** filed a request for Final Development Plans (FDP 2011-HM-013 and FDP 2011-HM-027) to permit the development and operation of an electric substation on property at Tysons [Tax Map 29-3((1)) Parcels 2G, 3B and 5]. The substation will convert electric power from the existing 230kV transmission line to a 34.5kV line that is usable by commercial, residential, utility, and retail consumers. **The Planning Commission public hearing has not been scheduled.**

## Indefinitely Deferred

**RSQ9 Owner, LLC** has filed a Comprehensive Sign Plan Amendment (CSPA B-846-02), at 11790 Sunrise Valley Drive, [Fairfax County Tax Map 017-4((31) Parcel 01], to increase the flexibility in the number and location of signs, without increasing the overall size of signage. **The Planning Commission public hearing has been indefinitely deferred.**

**Novus Residences, LLC** has filed Proffered Condition Amendment (PCA A-502-02), Development Plan Amendment (DPA 502-A-08), and a Planned Residential Community (PRC 502-A-04) plan applications for the Lake Anne Fellowship House at 11448 and 11450 North Shore Drive, Reston [Fairfax County Tax Map 017-2((1)) Parcels 2 and feet), that will include a building with 140 independent living affordable units and a second building with 285 market rate multi-family dwelling units. **The Planning Commission public hearing has been indefinitely deferred.**

**Q-R Spring Hill, LLC, Perseus Realty,** has filed a Rezoning and Conceptual Development Plan (CDP) application for 1577 Spring Hill Road [Tax Map 029-3 ((1)) Parcel 2F]. The Conceptual Development Plan proposes to rezone the property from Regional Retail - C-7, Highway Corridor Over-lay (HC) and Sign Control Overlay (SC) Districts to Planned Tysons Corner (PTC), HC and SC Districts (RZ 2011-HM-026). The proposed mixed-use development is near the Tysons West Metro Station and will consist of office, hotel, residential, and retail development. **The Planning Commission public hearing has been indefinitely deferred.**

**JBG Reston Retail, LLC,** has filed a proposed Development Plan Amendment (DPA-B-846-04), Proffer Condition Amendment (PCA-B-846-02), and Planned Residential Community Plan (PRC-B-846-03) to allow the construction of a drive-in bank at 11810 Sunrise Valley Drive [Tax Map 17-4 ((31)) Parcel p (part), 17-3 ((3))-IE (Part) and 17-3 ((3))-IE3]. **The Planning Commission public hearing has been indefinitely deferred.**

**Comstock Reston Station Holdings, LC ,** has filed Comprehensive Sign Plan (CSP 2009-HM-019) for 1860 Wiehle Avenue and 1886 Metro Center Drive in Reston, [Fairfax County Tax Map 017-4((01)) Parcel 17A and 017-4((24)) Parcels 3 and 4B], to allow for a coordinated and comprehensive plan of signage for the mixed used development at Reston Station. The signage is to ensure convenience and appropriate way finding for users and occupants of Reston Station. **The Planning Commission public hearing has been indefinitely deferred.**

## Hunter Mill District Land Use Committee

The Hunter Mill District Land Use Committee will NOT be meeting during the month of April. The next meeting will be **Tuesday May 17, 2016**, at 7:30 p.m. – Location: 1801 Cameron Glen Drive, Reston, Community Room A.

For additional information, contact [Goldie Harrison](#), at 703-478-0283.

## Reston Planning and Zoning Committee Meeting

Reston Planning and Zoning Committee meets monthly at the North County Governmental Center, 1801 Cameron Glen Drive. The next scheduled meeting is Monday, **April 18, 2016**.

Tentatively scheduled for this meeting are the following applications: Buzzato Development - St. John's Woods DPA/PCA/PRC 86-C-023, and Pulte Homes – RZ 2015-HM-005.

For the final agenda and additional information, visit <http://rpz.korchy.com>.